

BANKS LONG&Co

FURROWLAND COMPLEX, NEWTON ON TRENT, LINCOLN, LN1 2ZB

- Industrial units
- 144 sq m (1,556 sq ft) to 207 sq m (2,223 sq ft)
- Cost-effective accommodation

- Quick access to the A57 and A1
- TO LET





The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identify and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lesses and hon to constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or retenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to his property.

LOCATION

The available accommodation is located on the Furrowland Complex, just off the A57 at Newton on Trent. It occupies a strategic location to the North West of Lincoln and therefore provides quick access to the A57 and the A1.

PROPERTY

The premises comprise single storey industrial units with corrugated sheet clad walls, surmounted by similarly clad pitched roofs. Each unit has solid concrete floor and vehicular access doors.

Unit 1 benefits from extensive mezzanine storage.

Unit 2 has a minimum working height of 4.7m.

Externally, the units have use of communal WCs, parking, loading and circulation.

ACCOMMODATION

Having measured the accommodation in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Gross Internal floor area:

Unit 1	145 sq m	(1,556 sq ft)
Plus mezzanine	133 sq m	(1,432 sq ft)
Unit 2	208 sq m	(2,234 sq ft)

SERVICES

We understand that mains supply of water and electricity are connected to the complex. Interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority:	to be confirmed
Description:	Workshop and Premises
Rateable value:	to be confirmed
UBR:	0.504
Period:	2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The units are available To Let for a term of years to be agreed.

RENT

Unit 1: £9,000 per annum exclusive

Unit 2: £10,800 per annum exclusive

SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the complex.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents. Contact: Harry Hodgkinson T : 01522 544515 E : harry.hodgkinson@bankslong.com Ref. 9834/2019i